



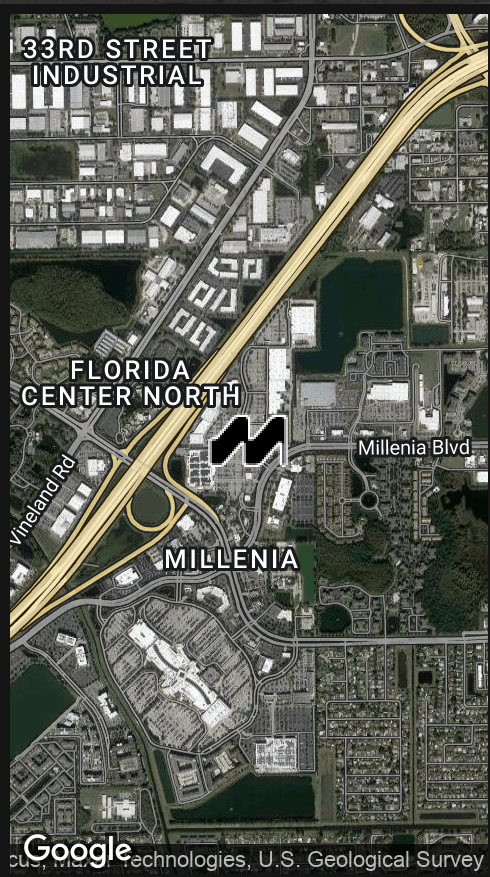
# Millenia Place 2

4724 MILLENIA PLAZA WAY, ORLANDO, FL 32839

## Location Overview

Millenia Place is in the heart of the retail node of the Millenia DRI – a 450-acre master-planned development that includes 2.2 million SF of premier office space, 1,100 hotel rooms, and almost 3.5 million SF of retail & restaurants.

This site sits on the corner of Millenia Blvd & Millenia Plaza Way, in front of Super Target and the heavily trafficked Millenia Plaza power center.



FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](http://MILLENNIA-PARTNERS.COM)

PRESENTED BY

**BRIAN GRANDSTAFF**

407.370.3211

[briang@millenia-partners.com](mailto:briang@millenia-partners.com)

**MICHAEL CURTIS**

407.952.0089

[mcurtis@millenia-partners.com](mailto:mcurtis@millenia-partners.com)



## EXECUTIVE SUMMARY

4724 MILLENIA PLAZA WAY, ORLANDO, FL 32839

# Millenia Place 2



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	8,292 SF
Available SF:	3,000 SF
Lot Size:	1.38 Acres
Year Built:	2016
Zoning:	AC-2
Submarket:	Millenia

### PROPERTY OVERVIEW

This three-tenant Target out parcel is easily accessible from Interstate 4 which boasts traffic counts of 161,000 VPD at the Conroy Road exit. Surrounding retailers include Target, Costco, Marshalls, The Home Depot, Ross, Dick's Sporting Goods, Total Wine & Ashley Home Furniture.

Millenia Place is located just six miles from Downtown Orlando and is minutes away from tourist destinations including Universal Studios Florida, which attracts over 10 million visitors annually.

Just up the road from the subject property is the Mall at Millenia - The precious gemstone centerpiece of the DRI, the Mall at Millenia is chock full of luxury retailers and is anchored by Bloomingdale's, Neiman Marcus and Macy's and experiences a sales volume of \$1,360 PSF

### PROPERTY HIGHLIGHTS

- Orlando is located in central Florida, is the state's third largest city and home to more than 1.5 million residents.
- Orlando is the 3rd largest MSA in Florida and the largest tourism destination in the U.S.
- The Orlando- Kissimmee-Sanford MSA ranked as the 8th Largest Gaining MSA.
- 75 million people visited Orlando, FL in 2019 - America's most visited destination

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RETAIL PROPERTY

# For Lease

ADDITIONAL PHOTOS

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# RETAILER MAP

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Map data © 2023 Google Imagery © 2023, CNES / Airbus, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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INTERIOR PHOTOS

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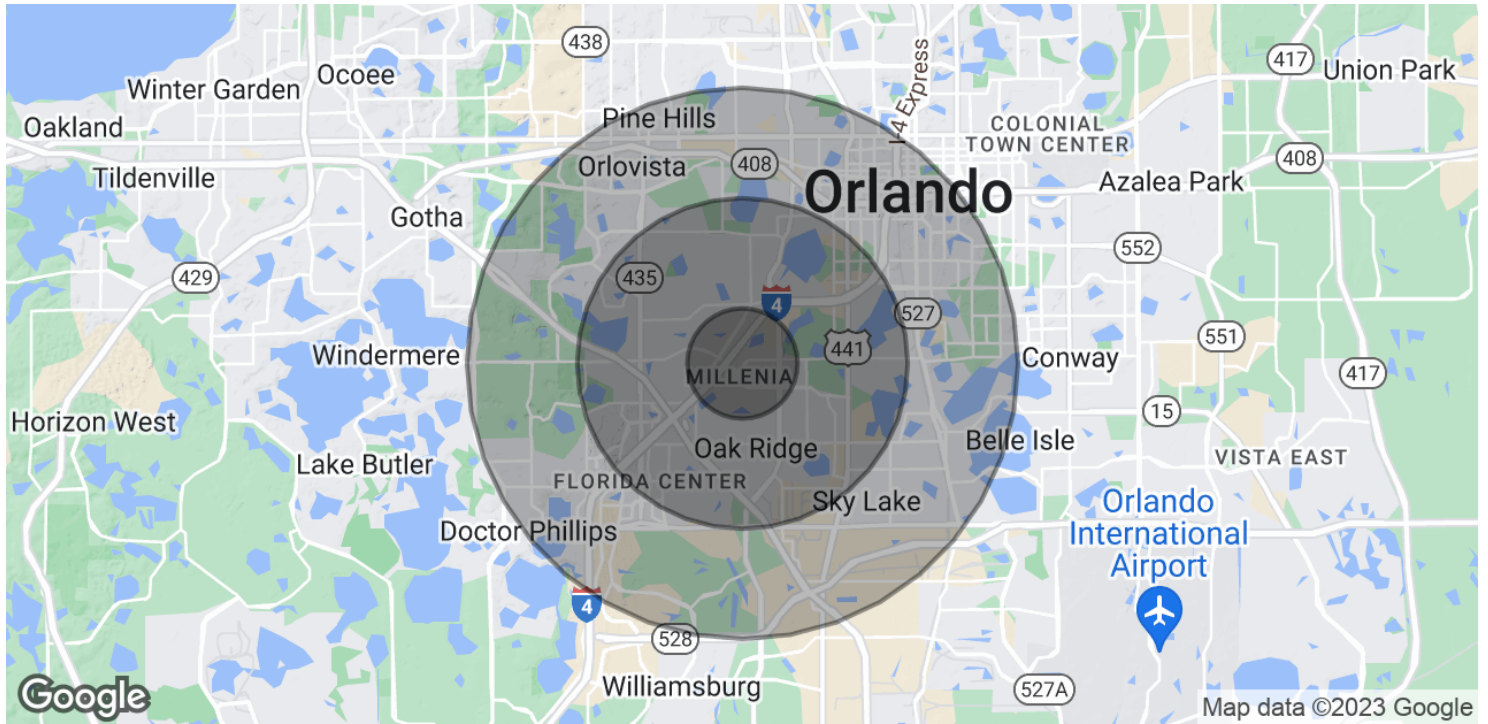
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# DEMOGRAPHICS MAP & REPORT

4724 MILLENIA PLAZA WAY, ORLANDO, FL 32839

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	13,084	104,619	230,002
Average age	29.7	31.5	33.1
Average age (Male)	30.1	30.4	31.8
Average age (Female)	29.5	33.1	34.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,053	38,918	84,952
# of persons per HH	2.6	2.7	2.7
Average HH income	\$48,967	\$44,932	\$54,017
Average house value	\$136,934	\$184,236	\$278,704

\* Demographic data derived from 2020 ACS - US Census

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